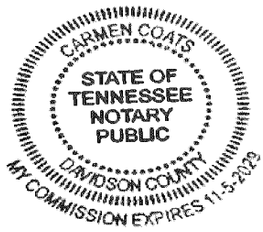
Karen Johnson Davidson County
Batch# 1395149 DEEDWARRSP
03/19/2026 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,682.39
20260319-0022021

Special Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $454,700.00. Affiant Subscribed and sworn to before me, this the 17th day of March, 2026. Carmen Coats Notary Public My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Miranda Joy Bryan Poitras	Miranda Joy Bryan Poitras	060-12-0D-045.00-CO
3338 Conviser Drive	3338 Conviser Drive	
Nashville, TN 37207	Nashville, TN 37207	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LEGACY SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MIRANDA JOY, AN UNMARRIED WOMAN AND BRYAN POITRAS, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being known as Unit 45 on the plan of Taylor, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20231116-0089552 and amended in Instrument No. 20240125-0005169 and Instrument No. 20241202-0093645 and amended by Scrivener's Affidavit of record as Instrument No. 20250122-0004824, in the Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Legacy South, LLC, a Tennessee limited liability company by Special Warranty Deed from Brandon Bubis, Martin Bubis, Jason Eskind and Seth Eskind, as tenants in common of record in Instrument No. 20231002-0076958 Register's Office for Davidson County, Tennessee, dated September 29, 2023 and recorded on October 02, 2023.

Being a portion of the same property conveyed to TCM Taylor, LLC, a Tennessee limited liability company by Special Warranty Deed from Legacy South, LLC, a Tennessee limited liability company, of record in Instrument No. 20250128-0006396 Register's Office for Davidson County, Tennessee, dated January 23, 2025 and recorded on January 28, 2025.

Being a portion of the same property conveyed to Legacy South LLC, a Tennessee Limited Liability Company by Special Warranty Deed from TCM Taylor, LLC, a Tennessee limited liability company of record in Instrument No. 20250128-0006402 Register's Office for Davidson County, Tennessee, dated January 23, 2025 and recorded on January 28, 2025.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 3338 Conviser Drive, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of March, 2026.

Legacy South, LLC, a Tennessee Limited Liability Company

By: _____

Frank E. Neal, IV, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frank E. Neal, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Legacy South, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 17th day of March, 2026.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-29

_____
Notary Public

My Commission Expires: 1·22·29

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 17. 2026

Affiant Signature

19th day of March, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028